Newling Way, High Salvington, Worthing BN13 3DG

Offers Over £830,000

Jacobs | Steel

Property Type: Detached House

Bedrooms: 6

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: F

- Substantial Detached Home
- Versatile Accommodation & Annexe Potential
- Six Double Bedrooms
- Open Plan Kitchen/Breakfast Area & Family Room
- Spacious Lounge & Dining Room
- Three Ground Floor Bedrooms & Shower Room
- Large Front & Rear Gardens on 1/3 Acre Plot
- Ample Off Road Parking
- Larger Than Average Garage & a Workshop
- Well Presented

A substantial detached property set in a stunning location on a 1/3 acre plot, offering breathtaking sea views and versatile accommodation. With six double bedrooms spread across two floors, the layout is designed with flexibility in mind, featuring a spacious lounge, dining area, kitchen and family room, as well as a conservatory.

INTERNAL

A spacious entrance hall welcomes you in, with stairs rising to the first floor and doors leading to the reception rooms. The lounge enjoys delightful sea views and flows seamlessly into the open-plan dining, kitchen/breakfast and family area, creating a wonderful space for both everyday living and entertaining.

The kitchen/breakfast area is thoughtfully designed and fitted with a range of base and wall units with worktops over. A number of appliances have been installed within the last two years, including an integrated mid-level oven with an additional oven/grill above, an inset Neff hob, Franke sink with Grohe mixer taps and an AEG dishwasher, with space for a fridge/freezer. A breakfast bar provides additional workspace and a casual seating area.

From the kitchen, doors lead into the conservatory where French doors open onto the rear garden, creating a seamless connection between indoor and outdoor living. Adjacent to the kitchen is a useful utility room offering space and plumbing for appliances, along with convenient access to the rear garden.

The ground floor also includes a potential annexe area comprising three bedrooms and a shower room. The shower room features a newly installed shower with a low-level shower tray for easy access, handrails, a comfort-height WC, towel radiator, glass shelving, mirror and towel and toilet roll holders. These rooms could equally be used as additional reception rooms, offering flexible living arrangements ideal for multi-generational families or those seeking additional accommodation.

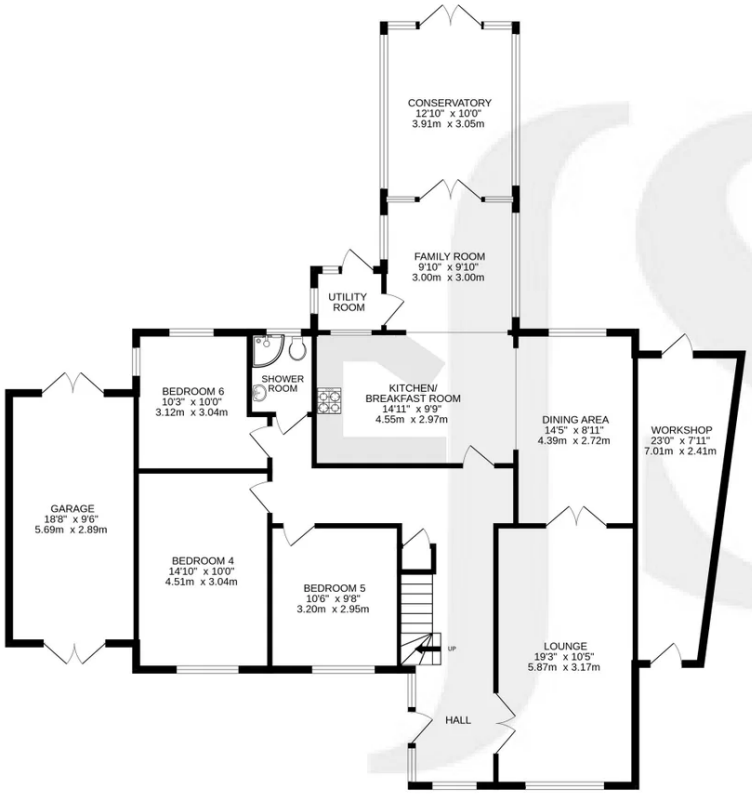
The first floor boasts a spacious landing enhanced by a Velux window, allowing plenty of natural light to fill the space. Bedroom one is a generous double room with dual-aspect views, providing stunning vistas across the front garden, the sea and the rear garden, and benefits from a walk-in wardrobe. Bedrooms two and three are both well-proportioned doubles, each with built-in wardrobes.

The newly refurbished bathroom features a walk-in shower, WC and wash hand basin, complemented by underfloor heating and PIR sensor lighting. Additional storage houses the Worcester Bosch boiler, which has been recently serviced.

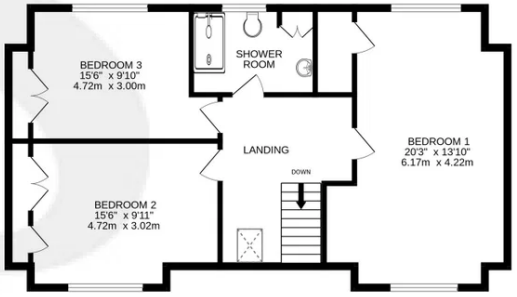
EXTERNAL

Set on a 1/3-acre plot, the property enjoys substantial grounds. A gated entrance opens into the large front garden, which is mainly laid to lawn, framed by mature tree and shrub borders. A long driveway offers ample off-road parking and leads to the garage, which is larger than average with additional gated access to the rear garden. On the opposite side, a large workshop provides access to both the front and rear of the property. The rear garden is a good size, featuring a lawned area surrounded by a variety of shrubs and flowers. Outdoor highlights include a pergola seating area, two additional patio seating spaces, a shed and raised wooden vegetable garden beds, all combining to create a tranquil and functional outdoor haven.

GROUND FLOOR



1ST FLOOR



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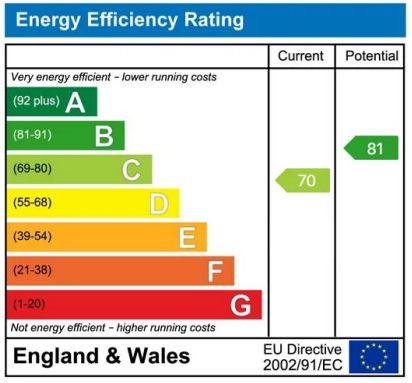

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